



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
March quarter 2017: \$566,000

Comparable Properties



1 Bamford Av WESTMEADOWS 3049 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 05/05/2017
Rooms: 6
Property Type: House
Land Size: 541 sqm approx



5 Swan Av WESTMEADOWS 3049 (REI)

Agent Comments



Price: \$604,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House
Land Size: 540 sqm approx



124 Raleigh St WESTMEADOWS 3049 (REI)

Agent Comments



Price: \$560,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 626 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Kelman Court, Westmeadows Vic 3049

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$566,000

House

X

Suburb

Westmeadows

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---------------------------------|-----------|--------------|
| 1 Bamford Av WESTMEADOWS 3049 | \$610,000 | 05/05/2017 |
| 5 Swan Av WESTMEADOWS 3049 | \$604,000 | 25/03/2017 |
| 124 Raleigh St WESTMEADOWS 3049 | \$560,000 | 27/05/2017 |